

# Randolph Township Zoning Commission

July 22, 2015

Present:

Zoning Commission: Brad Miller, Paul Hyde, Gary Harrison

BZA: Betty Siegfert,

Trustees: Sue White

ZI: Erin Myrla

Residents: Todd Peetz (PCRPC), Howard Kline

B. Miller: Opened meeting. TC previously discussed. TC will not be changed. No new properties added to TC, no text change TC. That's what we heard from the audience at the last meeting. Still looking at changing a couple of things on the map. Section of land by 224 and Waterloo Rd. will change from GC to R-1. Made motion to send to Portage County Regional Planning Commission for recommendation.

G. Harrison: Seconded motion

P. Hyde: Yes

G. Harrison: Yes

B. Miller: Yes

B. Miller: Next is Fair's new property that they acquired. Doesn't see any problem with that.

G. Harrison: Are we giving them permission to do whatever they want?

B. Miller: From what I've heard, they don't have any plans other than parking.

P. Hyde: What he's heard is that they want to move the fence over so that they can put more campers in there. I don't have a problem with it.

G. Harrison: I don't have a problem with that either. Concern is people getting stuck.

B. Miller: If parking lanes are graveled and you park in the grass, you'll still get stuck in the grass.

P. Hyde: The Fair pays for the towing if you get stuck.

H. Kline: Just have the people that are parking to avoid the wet areas.

B. Miller: Motion to send Fair change to Portage County Regional Planning Commission for recommendation.

P. Hyde: Seconded

P. Hyde: Yes

G. Harrison: Yes

B. Miller: Yes

B. Miller: The properties that East owns that are NC. It's proposed to change those to Industrial. Motion to send to Portage County Regional Planning Commission for recommendation.

G. Harrison: What about the other property owners?

B. Miller: It's still going to be use the same as now.

G. Harrison: Seconded

P. Hyde: Yes

G. Harrison: Yes

B. Miller: Yes

B. Miller: Since we are not changing TC. I suggest that we change three properties from TC to GC. Parcel numbers: 28-065-00-00-034-000, 28-065-00-00-035-000, 28-065-00-00-040-000.

H. Kline: One thing to think about. In zoning regulations, only allowed to have two entrances into one lot. Would need to tell them that they would need to get a variance.

S. White: They would need to talk to ODOT.

H. Kline: They need to be aware that they need variances to get three entrances.

P. Hyde: Are there entrances on those properties now?

H. Kline: Yes, but they are residential.

T. Peetz: Those lots will need to be combined.

B. Miller: That's something the BZA will need to look at.

H. Kline: How are we going to determine where setbacks are? Especially, if you have combined lots with entrances on two roads.

B. Miller: Could we add buffering requirements for GC?

T. Peetz: Could do a buffer or require fences or walls.

H. Kline: If you give them conditional use, you can put buffer requirements on them.

T. Peetz: The suggestion is that if any use in GC abuts residential, you could require a buffer.

S. White: The buffers need to be for everyone, not just car dealers.

Discussion about setback requirements.

H. Kline: Determining what you're using as rear and side yard setbacks.

Discussion of procedure.

B. Miller: Tonight, we are just recommending to send these changes to Portage County Regional Planning Commission for their input.

H. Kline: I don't think anyone is complaining about auto use. People want to see nice buffers. That's the big issue with the residents that I've talked to.

S. White: I wasn't disagreeing with you. There are many businesses that can go in there. They wouldn't require a variance.

B. Miller: I agree with her.

H. Kline: It would be nice to have small businesses.

S. White: We don't have the income for small businesses.

B. Miller: If those were changed to GC, there is a 20' to adjacent to lots in same district and 35' in other districts.

H. Kline: Asked Brad to read setbacks of TC. It's confusing. They're saying two different distances in the same section. Maybe you could make it 15' and take out the next paragraph.

B. Siegfert: If you read minimum rear yard depth, it the same.

B. Miller: Where they're getting the 15', is the 5' landscaped buffer is deducted from the 20'.

B. Miller: Motion to send three properties to change from TC to GC ( Parcel numbers: 28-065-00-00-034-000, 28-065-00-00-035-000, 28-065-00-00-040-000) to Portage County Regional Planning Commission for recommendation.

Harrison: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

Miller: This is just proposed. We are sending it to Portage County Regional Planning Commission for their recommendation.

T. Peetz: We're not adding anything to TC. Leaving GC, adding three lots to GC.

H. Kline: This will still come up with a meeting where everyone gets notified.

B. Miller: Yes

T. Peetz: When do you want this back?

B. Miller: Can it be done for our next meeting?

T. Peetz: Yes.

B. Miller: The next ZC meeting will be August 19<sup>th</sup>. Now on to proposed text amendments. First, adding residential use to NC. It's currently not listed under permitted uses. Motion to send this change to Portage County Regional Planning Commission for recommendation.

Hyde: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

Miller: In RC, adding rear and side yard setbacks when adjacent to Industry must be 50'. Motion to send this change to Portage County Regional Planning Commission for recommendation.

Harrison: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

Miller: There is currently no height restriction in R-1. Want to add maximum of 35'.  
Motion to send to Portage County Regional Planning Commission for recommendation.

Hyde: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

Miller: In R-2, adding rear and side yard setback when adjacent to Industry must be 50'.  
Motion to send to Portage County Regional Planning Commission for recommendation.

Harrison: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

Miller: Adding max height of 35' to R-2. Motion to send to Portage County Regional Planning Commission for recommendation.

Hyde: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

Miller: Proposed the following change to the Schedule of Districts: For Minimum Side Yard Setback under GC, the chart should read 1. Adjacent to a nonresidential use: 20'. 2. Adjacent to a residential use: 35'. Within this increased setback, a landscaped buffer of at least 15' or a completed landscaped screen or screen of fencing, or a combination shall be provided. Motion to send to Portage County Regional Planning Commission for recommendation.

Harrison: Seconded

Hyde: Yes

Harrison: Yes

Miller: Yes

G. Harrison: I think it's alright.

T. Peetz: It's to protect existing residents in TC.

H. Kline: It seems like you picked those three lots for Sarchione to have a conditional use to park cars on there. I feel like we are catering to them. Why aren't you changing all the rest of it?

B. Miller: We discussed that at the last meeting and no one wanted that.

H. Kline: Right now, it's not a conditional use. You're giving them the ok to get a conditional use. It's affecting a lot of people around the area. It does look like we are catering to Sarchione because it's their three properties. I don't know if I like this so much.

B. Miller: We haven't changed anything yet. It's just what's being proposed.

G. Harrison: He has a point. I feel they are already here, there's nothing we can do about that.

H. Kline: Yes you can. You can start following the zoning resolution.

B. Miller: Right now, they've already asked for a variance for a lot and were denied.

H. Kline: Having everyone of our properties leveled, not following sidewalks, not following buffers. Described what should be placed in front of properties on 44. If we don't enforce them. We need to give them the regulations and let them know what they are. There's a lot in resolution that is important that we are overlooking. There's a lot in there we're not enforcing. Or they're not being informed. Someone needs to sit down with them and tell them what they need to follow. If they need to ask for variances, then at least they are conforming. If we don't start with new development now, our zoning laws are going to become a joke. Our town has room for them to be profitable, but could also be nicer downtown. If we don't enforce them, we're opening a big can of worms. We got off on the wrong foot. We need to follow and enforce zoning.

Discussion of sidewalks.

B. Miller: Asked for any other new business. Adjourned at 8:07pm.